

ZONING REVIEW SHEET**CASE:** C14-2007-0219**P.C. DATE:** November 27, 2007**ADDRESS:** 1306 West Avenue**OWNER:** Danforth Holdings LTD. (Donald Danforth) **AGENT:** Norma Raven**REZONING FROM:** SF-3 (Family residence)**TO:** MF-4 (Multi-family residence –
Moderate-high density)**AREA:** 0.344 Acres (14,984.64 square feet)**SUMMARY PLANNING COMMISSION RECOMMENDATION:***November 27, 2007:****APPROVED STAFF'S RECOMMENDATION FOR MF-4 ZONING; BY CONSENT.******[J.REDDY, M.DEALEY 2ND] (8-0) P.HUI – ABSENT*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning from SF-3 to MF-4. The recommendation is based on the following considerations:

- 1.) The recommended zoning classification is compatible with existing mixed uses along West Avenue;
- 2.) Based on the location of the subject site outside the designated Core Downtown District as identified by the Downtown Austin Design Guidelines, the requested zoning classification offers a land use transition to less intense zoning classifications; and
- 3.) The MF-4 zoning classification allows for the requested land uses while maintaining the character, scale, proportion, and comparable heights of the established land uses along West Avenue.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 0.344 Acres (14,984.64 square feet) site fronting West Avenue south of the intersection of West 14th Street zoned SF-3 with an existing residence on the site. Access to the property is off West Avenue. Capitol View Corridors intersect on a portion of this property. The site lies beyond the designated Core Downtown District as identified by the Downtown Austin Design Guidelines (Please see Attachment "A").

The applicant proposes to rezone the property to MF-4 to allow for the potential redevelopment of the property to multifamily uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Residence
<i>North</i>	GO-MU-H-CO	Office
<i>South</i>	LO	Offices
<i>East</i>	LO	Offices
<i>West</i>	SF-3	Park

PLANNING AREA: Downtown**TIA:** Waived; See Transportation comments**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** Yes**DOWNTOWN CREEKS OVERLAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

57--Old Austin Neighborhood
 142--Five Rivers Neighborhood Assn.
 511--Austin Neighborhoods Council
 402--Downtown Austin Neighborhood Assn. (DANA)
 623--City of Austin Downtown Commission
 998--West End Austin Alliance
 742--Austin Independent School District
 744--Sentral Plus East Austin Koalition (SPEAK)
 767--Downtown Austin Neighborhood Coalition
 786--Home Builders Association of Greater Austin
 1037--Homeless Neighborhood Organization

SCHOOLS:

Austin Independent School District

- Mathews Elementary School
- O. Henry Middle School
- Austin High School

RELATED CASES: N/A**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-2124	MF-4 to DMU	01/18/00: APVD GO-MU-CO (8-0); NO MORE THAN 78% OF GROSS FLOOR AREA IS TO BE NON-RESIDENTIAL, A R.C. WILL BE ACCOMPLISHED REGARDING SURFACE PARKING PROHIBITED BETWEEN WEST AVENUE & THE STRUCTURE CLOSEST TO WEST AVENUE; NO STRUCTURE OR PORTION OF STRUCTURE MAY BE LOCATED LESS THAN 15' FROM WEST AVENUE & TO PROHIBIT THE USE OF THE PROPERTY FOR BAIL BOND OFFICES (8-0)	02/17/00: APVD DMU-CO LIMITING VEHICLE TRIPS TO 2,000/DAY ON 1ST RDG (6-1 JG-NAY) 03/09/00: APVD 2ND READING (7-0) 03/23/00: APVD 3RD RDG (6-0, DS-OUT OF RM)
C14-00-2127	DMU to CBD	08/22/00: APVD STAFF REC W/COND OWNER RECONNECT	09/28/00: APVD CBD-CO W/CONDS (7-0) ALL 3 RDGS

		HIKE/BIKE TRAIL & W/TRIP LIMIT OF 2000 TPD (8-0); SA- ABSENT	
C14-00-2132	DMU and P to CBD	08/22/00: APVD STAFF REC W/COND OWNER RECONNECT HIKE/BIKE TRAIL (8-0); SA- ABSENT)	09/28/00: APVD CBD-CO W/CONDS (7-0) ALL 3 RDGS
C14-03-0168	DMU-CURE to DMU-CURE	01/06/04: ZAP – PULLED; SENT TO CC W/O REC	01/29/04: APVD STAFF REC OF DMU-CO-CURE (NO COCKTAIL LOUNGE), (5-0); 1ST RDG 02/12/04: APVD DMU-CO-CURE (7-0); 2ND/3RD RDGS
C14-05-0040	DMU to CBD- CURE	06/07/05: APVD DMU-CO W/CONDS (9-0)	07/28/05: APVD DMU-CO-CURE (7-0); ALL 3 RDGS [MODIFYING HEIGHT TO 130']
C14-06-0183	GR to CBD-CURE	12/12/06: APVD DMU-CO (6-2, MF/CG-NO)	02/15/07: Apvd DMU-CO (6-0); 1st reading 03/23/07: Apvd Ord. 20070301-055 for CBD-CURE-CO (6-0); 2nd/3rd rdgs

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
West Ave	80'	28'	Collector	No	no	Within ¼ mile

CITY COUNCIL DATE:
January 10, 2008

ACTION:

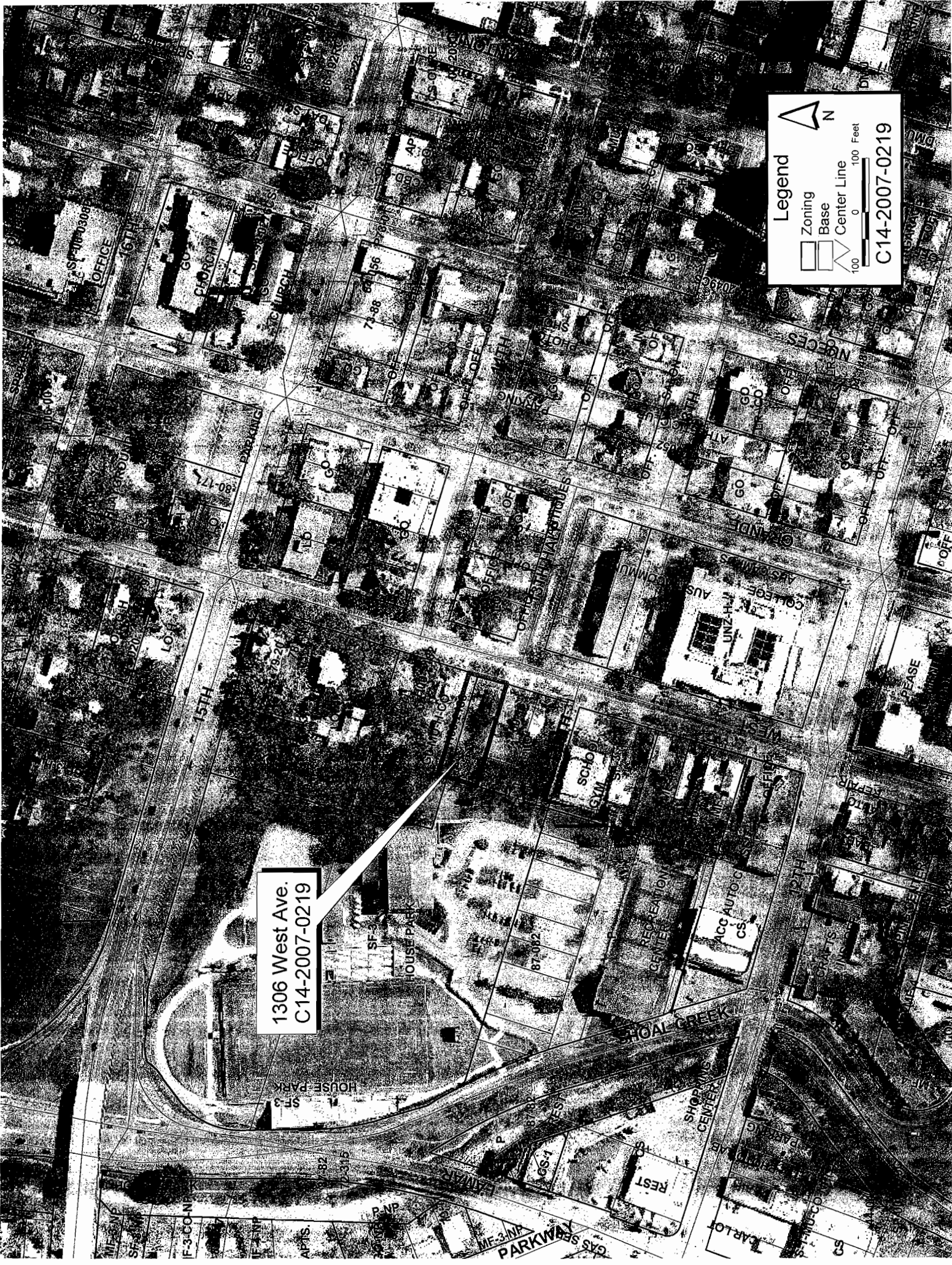
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



1306 West Ave.
C14-2007-0219

Legend

- Zoning
- Base
- Center Line

100 0 100 Feet

C14-2007-0219

STAFF RECOMMENDATION

Staff recommends approval of the rezoning from SF-3 to MF-4. The recommendation is based on the following considerations:

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- 3.) The MF-4 zoning classification allows for the requested land uses while maintaining the character, scale, proportion, and comparable heights of the established land uses along West Avenue.

BASIS FOR RECOMMENDATION

1. The proposed zoning should promote consistency, and orderly planning.

The recommended zoning classification is compatible with the surrounding area as it is surrounded by a mixture of land uses, intensities, and mixed zoning. The proposed land uses are compatible to the existing adjacent uses.

2. Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

The recommended zoning classification will encourage compatibility of land uses and preserve the character of the established neighborhood by providing a land use transition from the residences to more intensive land uses.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 0.344 Acres (14,984.64 square feet) site fronting West Avenue south of the intersection of West 14th Street zoned SF-3 with an existing residence on the site. Access to the property is off West Avenue. Capitol View Corridors intersect on a portion of this property. The site lies beyond the designated Core Downtown District as identified by the Downtown Austin Design Guidelines (Please see Attachment "A").

Transportation

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113].

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban

Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

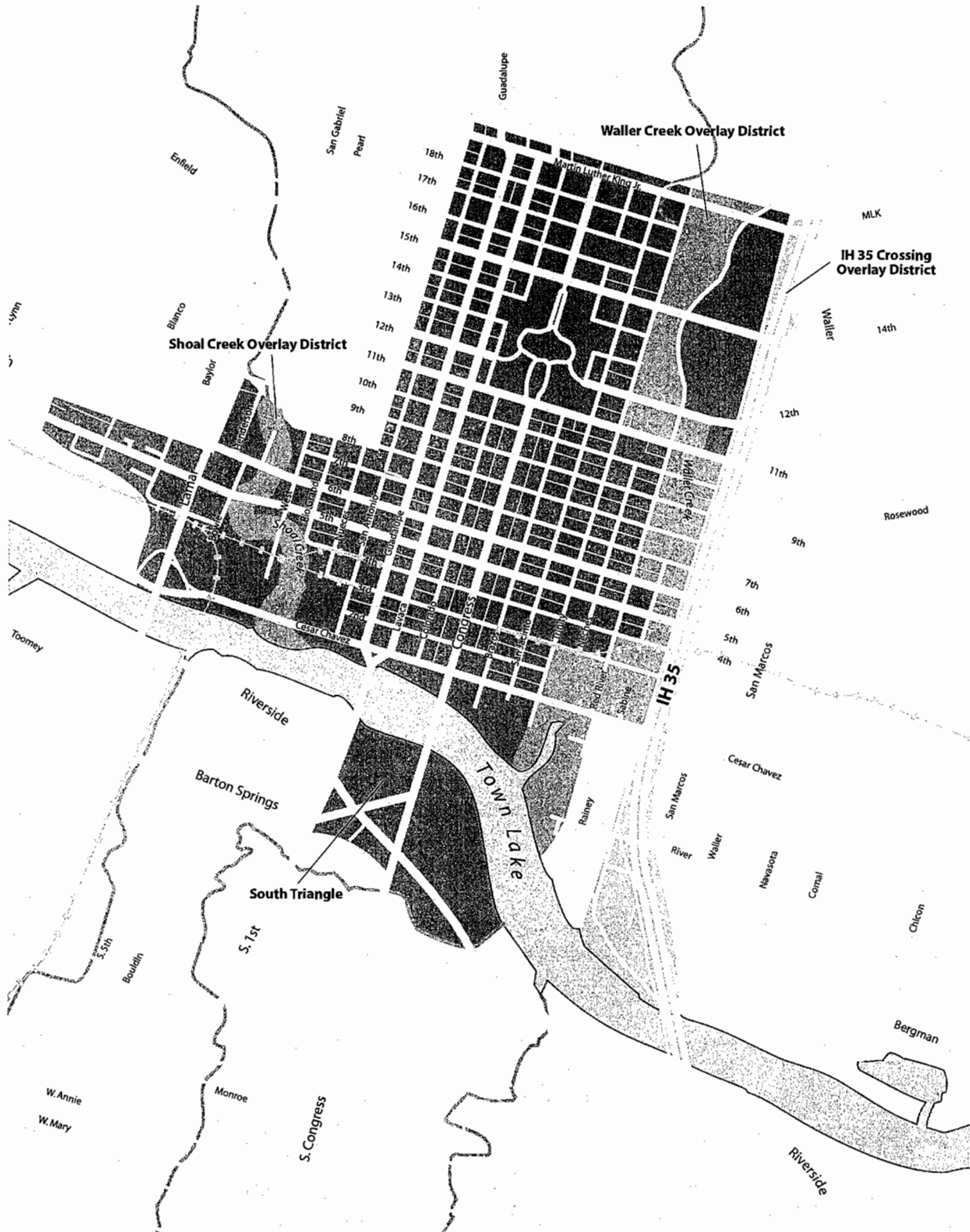
Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.
2. In order to obtain City utility service for the land use, the landowner must obtain City approval of a Service Extension Request. For more information pertaining to the process and submittal requirements, contact Phillip Jaeger or James Grabbs, 625 East 10th Street, 5th Floor Waller Creek Center. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the City review of the Service Extension Request.

Site Plan and Compatibility Standards

1. Planning is currently underway (Downtown Area Plan) for this area.
2. Site plans will be required for any new development other than single-family or duplex residential.
3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

4. The site is subject to compatibility standards. Along the West property line, the following standards apply:
 - No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - Additional design regulations will be enforced at the time a site plan is submitted.
 - for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
 - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
 - No parking or driveways are allowed within 25 feet of the property line;
 - A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
 - A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
5. Provide documentation that parkland fees were paid with the subdivision or contact the site plan reviewer regarding payment of fees for \$650/unit.



Dark Grey – Core Downtown; **Lighter Grey** – overlay areas within the Core Downtown

May 2000